



Meeting Minutes

Housing Authority of Mono County

Board of Supervisors Chambers

SPECIAL MEETING
August 14, 2007

County Courthouse
Bridgeport, California 93517

4:08 p.m. Meeting called to order by Chairman Hunt

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY

Several people associated with the Sierra Business Park development talked about the housing mitigation ordinance (Rob Morgan, Jennifer Dorgan, RESCO, Lance Bower, Robert Smith, Dr. Rajesh Kadakia, Phil Dore, Bob Laidlaw. They complained about the high fees, and said this added cost is making it impossible to develop; hence the County is losing revenue.

Chairman Hunt said the Housing Authority Commission is monitoring the fees, and needs to address the long-term issues. Commissioner Bauer supports a diversified economic base. Commissioner Farnetti said the Commission realizes they will need to make adjustments in the future. Commissioner Hazard said the County has been flexible, and has done a good job addressing real situations and applying reasonable standards. Chairman Hunt said the Commission will seriously consider this issue. He asked those who spoke to provide letters to the Clerk of the Board clarifying the issues.

1) COMMISSION MEMBER REPORTS

Commissioner Reid reported on the following issues and activities:

1. Larry Johnston and others from Lee Vining will have a walk-through on some property available for housing.

Commissioner Farnetti reported on the following issues and activities:

1. No report.

Commissioner Bauer reported on the following issues and activities:

1. No report.

Commissioner Hazard reported on the following issues and activities:

1. No report.

Chairman Hunt reported on the following issues and activities:

1. Mammoth Lakes Housing: hired an executive director; MLH accepted the County's proposal regarding the MLH request for a \$20,000 payment for services; discussed a proposal regarding a strategic planning summit for the Town and County; discussed Snowcreek Athletic Club.

2a) M07-73 APPROVAL OF MINUTES
Regular meeting of May 8, 2007.
(Hazard/Farnetti, 4-0; Reid abstain)

2b) M07-74 Regular meeting of July 10, 2007.
(Reid/Hazard, 4-0; Farnetti abstain)

The Commission asked the Clerk of the Board to make draft meeting minutes available prior to approval.

3) Housing Mitigation Ordinance Annual Review (Larry Johnston, Mark Magit)
ACTION: Conduct housing mitigation ordinance annual review, take public comment, and provide any desired direction to staff.

Scott Burns said this ordinance requires an annual review with a report to the Board of Supervisors, which could result in changes.

Larry Johnston gave a PowerPoint presentation reviewing the ordinance (on file in the Clerk's Office). He highlighted the following:

- Reviewed the ordinance process. Non-residential housing is based on the number of employees (FTEE), similar to the Town. Developers are allowed to submit an alternative to the strict ordinance.
- Met with the RPACs over the last 18 months; had numerous meetings with the Housing Authority and the Board of Supervisors. Developed a calculator to help determine the requirements, which change depending on location in the County.
- Summarized the housing ordinance requirements by comparing various areas. Outlined building-permit activity through the month of June; out of the last five years, 2005 was the biggest year ever. Over a 15-year period, 2003-2005 were big years. Depending on how many permits come in between now and December, 2007 could reach the average; will be below average if no permits come in.
- No substantial commercial development since 2002, although 2005 was a big year.
- Home sizes have increased, along with the number of manufactured homes. Total amount generated by large-home fees (over 2,400 square feet) is \$7,796.
- One commercial property (RESCO) chose to purchase a lot and deed it to the County; they will pay two \$80,000 payments later.
- Most of the subdivision activity is in North County.
- Reviewed detailed cost/fee examples using hypothetical information; these examples present a realistic idea about the total fees associated with estimated project costs.

Discussion

Developers of Sierra Business Park talked about their inability to develop because of the high fees. Also, the housing fees should be used to benefit the unincorporated County, not the Town. The County has set a precedent by applying this fee to commercial as well as housing developments. Because the ordinance is keeping people from developing, the County is not getting the funds they want for housing. Housing is creating the need for commercial development, so commercial development should not bear the brunt of the fees.

Mark Magit said the County ordinance considers a broad spectrum of development in order to get funds for housing; this ordinance takes a comprehensive approach to meet housing mitigation.

Commissioner Bauer said she has had concerns about this ordinance from the beginning, and has questioned whether or not government should get involved in this issue. She said the Commission didn't set out to place a burden on development. Chairman Hunt said there is a huge need for housing in Mammoth, but the County needs to address specific issues and sites. Commissioner Hazard shared Bauer's concerns about how deeply involved the County should be. Today's presentation showed that 70+ percent of the development fees are for housing; this seems to be a problem area. The County needs to continue reviewing this issue in a broader perspective. Commissioner Reid said if development isn't making a profit, then no one benefits. Commissioner Farnetti said he would like to see the business park developed; Chairman Hunt agreed.

Regarding an issue concerning storage at the airport hangars (storage not allowed under the zoning ordinance), Chairman Hunt said he would like this issue agendaized for a future Town-County Liaison meeting. Hunt also asked staff to bring a report back to the Board of Supervisors outlining alternatives for the Sierra Business Park project.

4) Rodeo Grounds Housing Requirements (Larry Johnston, Mark Magit and Scott Burns)

ACTION: Conduct initial review of affordable and employee housing requirements for the proposed Rodeo Grounds Specific Plan, and provide any desired direction to staff.

Larry Johnston said the proposed project was submitted on June 7th and is scheduled to go to LANTAC for consideration. There doesn't seem to be any reason why they can't accept the project, but other departments may have issues. Johnston outlined the following:

- If the project is accepted, consultants will do a specific plan and prepare reports. There will also be a scoping meeting in June Lake. If all goes smoothly, the project should be ready for approval in less than a year.
- The developer is proposing affordable units and employee housing (dorms and apartments), commercial space, lodges, and single family homes; the details of the housing plan will be reviewed with the developer.
- Affordable housing is needed by the County as well as the employer.
- Housing mitigation issues can be addressed as the project progresses.

- 5) Land Tenure Planning Update (**Scott Burns**)
ACTION: Receive update of land tenure planning activities, and provide direction to staff.

POSTPONED UNTIL SEPTEMBER 11, 2007.
- 6) Community Development Block Grant Update (**Scott Burns**)
ACTION: Receive update on current CDBG grant, and provide any desired direction to staff.

POSTPONED UNTIL SEPTEMBER 11, 2007.
- 7) Rental Housing Procedures (**Larry Johnston, Mark Magit**)
ACTION: Conduct workshop on potential protocols and criteria for renting county-owned housing, and provide direction to staff.

POSTPONED UNTIL SEPTEMBER 11, 2007.
- 8) Regional Housing Needs Allocation (**Scott Burns**)
ACTION: Conduct workshop on Regional Housing Needs Allocation, and provide any desired direction to staff.

POSTPONED UNTIL SEPTEMBER 11, 2007.

ADJOURNED: 6:54 p.m.

Adjourn meeting and reconvene in regular session on September 11, 2007, in the Board of Supervisors Chambers, County Courthouse, Bridgeport, California.

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